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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

CHANGE OF LAND USE FROM (INSTITUTION) PUBLIC & SEMI PUBLIC LAND USE TO RESIDENTIAL LAND USE COVERED IN SY.NOS.34/2P,34/3, 34/4, 34/6, 34/7P, 34/8P, 34/10P, 34/12P, 34/13P, 34/14 & 34/15 TO AN EXTENT OF AC.5.435 CTS. (21995.445 SQM) OF K.L. PURAM (V), VIZIANAGARAM MANDAL & DISTRICT APPLIED BY SRI K.RAVI KUMAR & OTHERS.

[Memo No.MAU01-28021/16/2018-M SEC-MAUD(M1), Municipal Administration & Urban Development (M) Department, 14th May, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy. Nos. 34/2p, 34/3, 34/4, 34/6, 34/7p, 34/8p, 34/10p, 34/12p, 34/13p, 34/14 & 34/15 of K.L Puram (V), Vizianagaram Mandal & District. Total site area to an extent of Ac. 6.34 Cts (25657.98 Sq. mts) site effected by proposed 20 m wide Master Plan Road, Ac.0.905 Cts (3662.535 Sq. mts). Net site area proposed CLU Ac.5.435 Cts. (21995.445 Sqm). The boundaries of which are given in the schedule below, which was earmarked for Public & Semi Public (Institutional) Land use in Zonal Development plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Residential land use by variation of change of land use, which was shown in Visakhapatnam Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. The applicant shall handover of land affected in proposed 20.0 mts Master Plan road .
2. The applicant shall submit the permission from the District Collector, Vizianagaram District for utilizing the existing culvert covered in Sy.No.33/1 of K.L. Puram village as approach road for the proposed site at the time of applying layout.
3. Shall furnish a report as per Memo No. 31738/H1/2011-2, dated 08.05.2012 on feasibility of procuring the land for public and semi public use before confirmation orders.
4. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
5. the applicant shall obtain approval of building plans for construction of buildings from Vizianagaram Municipality duly paying necessary charges to Vizianagaram Municipality, Vizianagaram and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
6. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
8. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
10. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
11. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Sy. No. 23 and land belongs to KVR Estate.
 East : Owners Land and A.Ravi Kumar & Others.
 South : Agriculture dry lands and others.
 West : Land belongs to KVR Estates.

R. KARIKAL VALAVEN
 PRINCIPAL SECRETARY TO GOVERNMENT